

Appendix I

Height, Bulk and Scale

APPENDIX I

URBAN DESIGN: HEIGHT, BULK AND SCALE

Description of Existing Conditions

The existing height, bulk and scale characteristics of development in the Downtown zones covered by this analysis have emerged over the course of Downtown's development history as each new generation of buildings responded to changing functional and economic demands, development regulations, building technologies, and architectural design. To address height, bulk and scale issues associated with new development, Downtown policies seek to promote a development pattern that balances retention of existing character with the need to accommodate additional growth and a higher density of development. This balance varies within Downtown in response to the special conditions and development objectives of different areas.

Height limits and density limits are the principal tools for achieving the desired outcomes. The general concept guiding the application of these limits calls for containing the most intensive (tallest and bulkiest) development in an office core area that roughly extends from Yesler Way to Lenora Street between I-5 and Second Avenue, omitting the retail core. Permitted height and density generally tapers down along the edges of this core area, and the downward tapering continues outward to the perimeter of Downtown to provide a transition with the lower scale of development in the waterfront and neighborhoods adjacent to Downtown.

The study area includes the zones that comprise the office core and the abutting zones (except the retail core) that provide a transition. The following describes the height, bulk and scale characteristics of these areas in more detail.

Downtown Office Core 1 (DOC 1). The DOC 1 zone accommodates the greatest concentration of office use and highest employment density within Downtown and the region, while encouraging other uses to add diversity and extend activity beyond the workday. The DOC 1 zone currently has a maximum height limit of 450 feet and a maximum density limit of 14 FAR—allowing the tallest and most dense development within Downtown. Additional height, up to 20% above the 450-foot limit (to 540 feet), may be allowed for projects that meet special development standards, including a reduction in the size of upper floors and special treatment at the building base to promote a more pedestrian-scaled project at street level. The height and density limits in DOC 1 reinforce a development pattern that concentrates the greatest mass of buildings in a corridor served by I-5 and the transit tunnel. The characteristic scale of development in the area has already been established by numerous large projects; many of these are built on full-block sites created through past alley vacations.

The typical block in the DOC 1 zone is roughly square, measuring 240 feet by between 238 to 256 feet. However, along the northern edge of the zone, seven blocks are long rectangular blocks measuring 360 feet by roughly 250 feet. Of the 33 blocks and 4 half-blocks in the zone, 23 either were platted without alleys or the alleys have been vacated over time, including six of the long rectangular blocks. Nine of the blocks with vacated alleys are occupied by public buildings, including the Federal Courthouse, Post Office, Municipal Building, Justice Center, King County Jail, Gateway Tower, Benaroya Hall, Seattle Art Museum and Seattle Public Library.

Existing development in DOC 1 is an accumulation of buildings produced over several periods. While the city's first generation of "skyscrapers," including the Smith Tower, Alaska Building and Hoge

Building, are located outside of DOC 1 adjacent to Pioneer Square, the DOC 1 zone has accommodated the greatest share of Downtown highrise commercial development since then. Most remaining older development built before World War II is scattered along Second, Third and Fourth Avenues, with some concentration around the Metropolitan Tract. Typically, these buildings occupy quarter- or half-block sites, and the tallest, the Seattle Tower, is 26 stories.

Following almost three decades of inactivity after the Great Depression, new buildings appeared in DOC 1 over several development cycles. In the early 1960s, Puget Sound Plaza (Washington Building), the Logan Building and the IBM Building were built. By today's standards, these buildings are modest in scale, occupying sites of a quarter to a half block in size and ranging in height from 8 to 21 stories. Another wave of construction in the late 1960s and early 1970s introduced a significantly larger scale of development to DOC 1, with several full-block projects, including 1001 4th Avenue (Seafirst Tower), Bank of California Center, and Rainier Square. The heights of these structures range from 30 to 50 stories. Another construction boom from the late 1970s through the 1980s resulted in even larger structures, including the Washington Mutual Tower, One Union Square, Fifth Avenue Plaza, 1000 Second Avenue, Two Union Square, Gateway Tower and Bank of America (Columbia) Center. These are the densest and tallest structures Downtown, with FARs as high as 27.8 and heights ranging between 35 and 76 stories. Nearly all of these projects occupy full-block sites.

More recent projects built under the adopted 1985 Downtown Plan (as amended by the 1989 CAP initiative) are more modest in scale, including the W Hotel, the Second and Seneca Building, and One Convention Place. These projects occupy sites of a half-block or less, with heights ranging between 22 and 28 stories. A larger-scale development, the IDX Tower, now covers most of a full block and rises about 40 stories (450 feet). Other significant development in DOC 1 includes public projects that are less dense and lower-rising than private commercial projects, including the Seattle Art Museum, Benaroya Symphony Hall, and the City Hall, Central Library and Justice Center projects now under construction. However, most of these projects do occupy full-block sites. The only significant public open space in the zone is the lawn in front of the old Federal Courthouse, which is about a half-block in size. Smaller plazas associated with private developments are scattered throughout the zone, particularly along Second Avenue and University Street.

Downtown Office Core 2 (DOC 2). The DOC 2 zone is intended to accommodate the expansion of concentrated office development from DOC 1 into adjacent areas, while providing a transition in density between DOC 1 and less-intensive mixed-use areas. The DOC 2 zone is primarily for commercial office uses with a mix of other activities encouraged to add diversity, particularly beyond the hours of the workday. By accommodating a relatively high density of office use, this zone helps to reduce pressure for major office development in the retail core and adjacent mixed-use and residential areas, while also providing a transition in scale and density between adjacent areas and the denser development of the DOC 1 zone.

The DOC 2 zone currently has two height districts: a maximum height limit of 300 feet north of DOC 1 and 240 feet south of DOC 1. The zone has a maximum density limit of 10 FAR for commercial uses. The occupied floors of a structure are allowed to exceed the 240-foot and 300-foot height limits by 10% for projects that reduce the size of upper floors. In the 240-foot height district and in some areas of the 300 foot height district, an additional 10% height increase, for a total height increase of 20%, may be allowed when the reduced bulk is combined with special treatment at the building base to promote a more pedestrian-scaled project at street level. In the Denny Triangle, mixed-use and residential development can exceed the 300-foot height limit up to 30% (390 feet) through participation in the TDC (transfer of development credits) program.

DOC 2 300’. The typical block in the northern DOC 2 300’ zone is rectangular, measuring roughly 360 feet by 238 to 256 feet. There are about 20 full blocks in the zone and several half-blocks along the zone's edges, as well as numerous irregularly-sized blocks created by the shifting street grid pattern. Almost half of the full blocks in the DOC 2 300’ zone are either platted without alleys, or the alleys have been vacated over time. Five of these blocks are occupied by public projects, including three of four blocks of the Washington State Convention Center site (three alley vacations and aerial street vacations involving portions of four blocks), the two-block Convention Place Station site (two alley vacations and one pending street vacation), and the new Federal Courthouse site located 7th and 8th Avenues between Stewart and Virginia Streets.

Much of the DOC 2 300’ zone is "underdeveloped" relative to what the zoning allows. A substantial area is occupied by surface parking lots, automobile dealership lots, and transportation facilities such as the Greyhound Bus Terminal and Convention Place Transit Station. These uses are at a scale of development essentially equivalent to vacant parcels. Other small-scale development, including walk-up apartment buildings, lowrise motels, movie theaters and other small commercial buildings further contribute to the current low-intensity development pattern.

However, throughout Downtown's various development cycles, more intensive development has crept into this area, primarily adjacent to the retail core. In the late 1920s, relatively large commercial projects like the Paramount Theater, Camlin and Vance Hotels, and Tower Building appeared. In the late 1960s, the first Westin Hotel Tower, Plaza 600 Building, Tower 801 apartments, and United Airlines Building were constructed. The 1970s brought the largest building in the vicinity, the 466-foot tall, 18 FAR Bell Plaza (Qwest) Building; and in the early 1980s the Marsh & McLennan Building, Sheraton Hotel, second Westin Hotel Tower, and Westin Office Building were added. Most of these buildings exceed the current 300-foot height limit. More recent development includes the relatively low, bulky retail structures of the Meridian East and West and Pacific Place projects located on blocks abutting the eastern edge of the retail core, with the Paramount Hotel built on a small site nearby. Current additions to the area include the massive convention center expansion, which extends the low bulky mass of the existing facility over another two blocks, the 30-story Elliott Hotel, the 31-story Metropolitan Tower Apartments, and the 24-story 1700 7th Avenue (Nordstrom Office Tower). Other projects under construction or in the permit and planning stages include the new Federal Courthouse, a 33-story condominium tower at 9th and Virginia, and mixed residential and office developments on both the Camlin Hotel block and the block east of the Federal Courthouse site. A major mixed-use development is also being considered by Metro-King County for the two-block area above the Convention Place transit tunnel station.

The emerging scale of development in this zone appears to be a combination of lower bulky structures like the convention center exhibition halls and Pacific Place retail galleria occupying sites of a block or more on the edge of the retail core, and towers built on smaller sites of a half-block or less. Given the substantial number of underdeveloped parcels in the area and the potential for assembling large half- and full-block sites, it is reasonable to expect significant changes in the overall scale of development in the future. There is no public open space located in the DOC 2 300’ zone, with the exception of landscaped triangles at the southern end of Westlake Avenue. Open space on private development sites is also limited, the largest being the landscaped sunken plaza of the Bell Plaza (Qwest) Building.

In addition to the longer, rectangular blocks, the platting characteristics of the DOC 2 300’ zone differ from those of the DOC 1 zone in that most of the north/south avenues are narrower. The longer, rectangular blocks, with the narrower avenue widths and greater distance between intersections, are likely to be perceived as a more enclosed, "canyon-like" street environment as the area becomes more intensely developed. A sense of this condition can be observed along 7th Avenue between Olive Way and Westlake Avenue, where recent high-rise projects line the street.

DOC 2 240’. In the DOC 2 240’ zone south of DOC 1, the typical block is roughly square, measuring 240 feet by between 238 to 256 feet. Of the nine full blocks and three half-blocks in the DOC 2 240’ zone, six either were platted without alleys, or the alleys have been vacated over time. At least two blocks (the King County property on “Goat Hill”) have platted but unimproved street and alley rights-of-way. Four full-block sites are occupied by public projects, including the King County Administration Building, King County Courthouse, Henry M. Jackson Federal Office Building, and City of Seattle Public Safety Building. The western portion of the DOC 2 240’ zone includes several of Downtown's earliest large office towers, including the Hoge, Exchange and Dexter Horton Buildings, all of which exceed the current 10 FAR density limit that now applies in the zone. At 37 stories (487 feet), the Federal Office Building also exceeds the current 240-foot height limit. While much of the development in this western portion was built in the early decades of the Twentieth Century, this area also includes the zone's most recent project, the mixed-use Millennium Tower that was built to the maximum height and density limits allowed.

Relatively modest-scale City and County government buildings occupy most of the blocks in the area east of Third Avenue, although the two blocks along the hillside near I-5 are currently vacant. In general, existing development in the zone provides a transition between the high-rise, high-density commercial development in the DOC 1 zone to the north and older, lower-scale development in the Pioneer Square and International District Special Review Districts to the south.

Downtown Mixed Commercial (DMC). The DMC zone provides for a transition in the scale and intensity of development between the DOC 2 office core zone and adjacent neighborhoods north of Downtown, as well as the Denny Regrade/Belltown area to the west. The DMC zone also wraps around the western edge of the retail core (DRC) and DOC 1 zones to provide transition between the retail and office cores, the Pike Place Market and harborfront. The DMC zone is intended to: 1) permit office and commercial use, but at lower densities than in office areas; 2) support a mix of uses and accommodate a varied scale of development; 3) encourage housing and other uses generating activity without substantially contributing to peak hour traffic; and 4) promote development diversity and compatibility with adjacent areas, primarily through a range of height limits. The portions of the DMC zone included in this analysis have height limits of 125 feet, 160 feet and 240 feet. Generally, the mapping of these height districts establishes the transition in scale desired between the taller structures in the Downtown office core and the lower scale of development in adjacent neighborhoods.

There are about 60 blocks and portions of blocks in the DMC zone. Most of the alley network remains intact throughout the zone; only eight blocks are without alleys. The DMC zone extending north of Virginia Street and along the northern edge of the Denny Triangle separates the DOC 2 300' office core zone from Belltown and the South Lake Union/Cascade neighborhoods. This portion of the zone is platted with long rectangular blocks 360 feet in length, with widths varying between 232 and 256 feet. This area today could be characterized as “underdeveloped,” with many blocks occupied by surface parking lots, car dealerships, motels and other more automobile-oriented activities. However, several commercial and mixed-use projects are proposed in the area, many on full-block sites, which will introduce a much greater intensity and scale of development. Recent development in the area includes the City of Seattle's West Police Precinct, a congregate care facility, and the Metropolitan North Office Building; all built substantially below the maximum height and density allowed. Projects with permits received or pending include the Touchstone project at 1000 Stewart Street and a redevelopment of the Frederick Cadillac site at 2300 Fifth Avenue. Both of these projects are large floor-plate commercial structures occupying full-block sites and about 14 stories in height--lower than the current height limit allows. A mixed use, residential, retail and office project comprised of three towers is also proposed for the Quinton Instruments site at Westlake and Denny Way.

The portion of the DMC zone west of the DOC 1 office core zone and the retail core is platted with long, rectangular blocks north of University Street, and smaller square blocks (240-foot lengths) to the south. Blocks between Western Avenue and Alaskan Way are essentially the size of half-blocks platted without alleys. The old Federal Office Building occupies a full block interrupting the continuity of Post Alley. This area has a much more established development character, with bulky, relatively low height turn-of-the-century warehouse structures occupying blocks along Western Avenue, and a mix of commercial structures occupying smaller sites stretching the length of First Avenue between Pioneer Square and the Pike Place Market. This area also includes the greatest concentration of designated landmark structures Downtown outside the special review districts and retail core. More recent developments in the area include the high-rise residential towers of the Newmark and Harbor Steps projects, the Seattle Art Museum, and Cornerstone mixed-use developments. While the height of much of the existing development is well below the permitted 160-foot and 240-foot limits, the high-rise residential towers reflect the maximum height current zoning allows.

Height, Bulk and Scale Characteristics of Recent Downtown Development

General height, bulk and scale characteristics of projects recently developed under current zoning are described in this section. Included are 17 projects either completed, under construction, or permitted in the study area since 2000 (see Table I-1). Some projects are comprised of more than one building, like the Washington State Convention and Trade Center expansion, which includes the Elliott Hotel, One Convention Place office tower, and the expanded exhibition hall north of Pike Street. Altogether, these 17 known projects include 21 buildings.

The greatest number of projects—six—are residential, compared to four commercial projects, four “other” projects, and three mixed use projects. Altogether, these projects account for approximately 1,856,500 square feet of commercial floor area (primarily office space), 634 hotel rooms, 1,449 residential units, and 1,562,000 square feet of other uses, including civic buildings, convention center exhibition space, and a public library.

**Table I-1
Location of Known Projects by Zone and Neighborhood**

DOC 1 450 Commercial Core	DOC 2 240 Commercial Core	DOC 2 300 Denny Triangle	DMC 240 Commercial Core	DMC 125, 240 Denny Triangle	DMC 240 Belltown
Washington St. Convention and Trade Center: One Convention Place (MU-C) IDX Tower (C) Seattle Central Library (O) City Hall (O) Justice Center (O)	Millennium Tower (MU-C/R)	700 Olive Way (MU-C)/Stewart House (MU-R) Metropolitan Tower (R) Fed. Courthouse(O) Century Tower (R) WSC&T Center: Elliott Hotel (MU-C) and exhibition hall (MU-O) 9 th & Stewart Life Sciences Ctr (C)	Harbor Steps North 2 towers (R)	Metropolitan Park III (C) Marriott Spring Hill Suites (C) 2015 Terry Ave Apts (R)	Cristilla residential tower (R) YWCA Opportunity Place (R)

C = commercial; MU = mixed use; R = residential; O = other

Source: SPO, 2002

Factors influencing the height, bulk and scale of structures are size of the lot the project is located on and the amount of floor area in the project relative to its height and the site size. These characteristics are discussed in more detail below.

Height. Table I-2 below shows the heights of recent projects. While these heights range widely, a third of the buildings are above 250 feet. Thirteen of the 21 projects extend to the maximum height limit of the zone where they are located. The majority of projects built below height limits are public projects, including the new City Hall, Justice Center and Central Library, all of which are located in the DOC 1 450' zone and built considerably below the maximum height limits allowed. Other projects often built below height limits are residential buildings (2015 Terry Avenue, Stewart House, and YWCA Opportunity Place), which frequently are of a construction type that limits the height of structures to five or six stories, regardless of the zoned height limit. The 9th and Stewart Life Sciences Center, a private development on a relatively small site in the DMC 240' zone, will be substantially below the 240 foot height limit.

**Table I-2
Heights of Buildings in Known Projects***

Height Range	Commercial Buildings**	Mixed Use Buildings (different uses in the same structure)	Residential Buildings	Other***
0 – 150 feet	3		3	2
151 – 200 feet			1	1
201 – 250 feet		1	2	1
251 – 300 feet	3		2	
301 – 400 feet				1
401 – 500 feet	1			
Greater than 500 feet				
TOTAL	7	1	8	5

*Known projects include projects completed since 2000 or currently under construction

**Includes office, hotel, and convention center

*** Includes government office (City Hall, Justice Center, Federal Courthouse), exhibition hall, and public library
Source: SPO, 2002

Bulk and Scale. A major determinant of bulk and scale characteristics of a project is the relationship between the project's site size and total floor area, expressed as the floor area ratio. The size of buildings in relation to the size of their sites is a key factor influencing the perceived scale of development in an area.

Downtown's original platting of blocks bisected by alleys and further subdivided into individual parcels has significantly influenced the scale of development. Blocks originally were developed with several buildings occupying sites generally of one or two parcels in size. Over time, parcels were consolidated and larger developments replaced the smaller structures. More recently, the vacation of alleys has permitted single structures to occupy entire blocks.

Table I-3 below identifies the size of recently developed sites in the study area. The size of most recent development sites is in the 15,000 to 30,000 square foot range, and while all types of development are located on sites of this size, most are residential projects. Residential development also occurs on the smallest site size (less than 15,000 square feet), and in mixed use projects on larger sites. The largest development sites (over 65,000 square feet) are occupied by the Washington State Convention Center mixed-use development and the Federal Courthouse.

**Table I-3
Size of Known Project Sites***

Lot Area (square feet)	Commercial Projects**	Mixed Use Projects	Residential	Other***
Less than 15,000			1	
15,000 to 30,000	2	1	5	1
30,000 to 45,000	1			
45,000 to 65,000	1	1		2
Greater than 65,000		1		1
TOTAL	4	3	6	4

*known projects includes projects completed since 2000, currently under construction, or permitted

**includes office, hotel, convention center, government office (City Hall, Justice Center, Federal Courthouse)

***Public library

Source: SPO 2002

The range of densities in recent development is presented on Table I-4 below. In comparing the size of project sites with the amount of floor area built on them, the densest projects—or projects with the greatest FAR—are residential developments built on the smaller sites. In the DOC 1 and DOC 2 office core zones where the greatest commercial density (FAR) is permitted, most recent development has been sponsored by the public sector, including the City Hall, Justice Center, Central Library, and Federal Courthouse. These projects are all built below the maximum density limits. While some of these projects like the Federal Courthouse are quite large, their development densities in terms of the relationship between project floor area and site size are below the maximum allowed. Two of the denser, large projects built in the office core zones—700 Olive Way and Millennium Tower—are technically mixed-use projects, but office space occupies most of the total project floor area. The largest and densest commercial project is the IDX tower, a skyscraper sharing a full-block site with the old YMCA building.

**Table I-4
FARs of Known Projects***

	Commercial Projects	Mixed Use Projects	Residential	Other**
0 - 5 FAR	1		1	1
5.1 - 7 FAR	2		1	2
7.1 - 10 FAR				1
10.1 – 14 FAR		3	1***	
14.1 – 17 FAR	1			
17.1 – 20 FAR			1	
20.1 – 25 FAR			2	
TOTAL	4	3	6	4

*Known projects includes projects completed since 2000 or currently under construction

**Includes convention center exhibition hall, government office (City Hall, Justice Center, Federal Courthouse), and public library

***Estimate for Harbor Steps North

Summary. Recent development over the last few years represents a diversity of uses in projects of varying scale. Residential projects are achieving the highest densities and typically occupy smaller sites; a combination that can result in structures with a bulky appearance. Public projects tend to be developed with densities at the lower end of the spectrum and at heights below the allowed limits. However, projects on large sites that are lower in height but cover a significant portion of the site area may also appear bulky. While development typically extends to the allowed height limits, several projects have been built below height limits; most frequently, these are residential and civic projects.

Summary of Impacts of Alternatives on Sensitive Transition Areas

A variety of zones with a range of height and density limits are currently employed to provide for transitions in the scale and intensity of development between the high-density office core and less-intensive Downtown areas and adjacent neighborhoods. The DMC zones and DOC 2 240' zones in particular were created to promote desired conditions in sensitive transition areas. The following is a more detailed discussion of the impacts of the four alternatives analyzed in this EIS on these transition areas, which are mapped on Figure 20 in the document and also shown on Figure I-1 below.

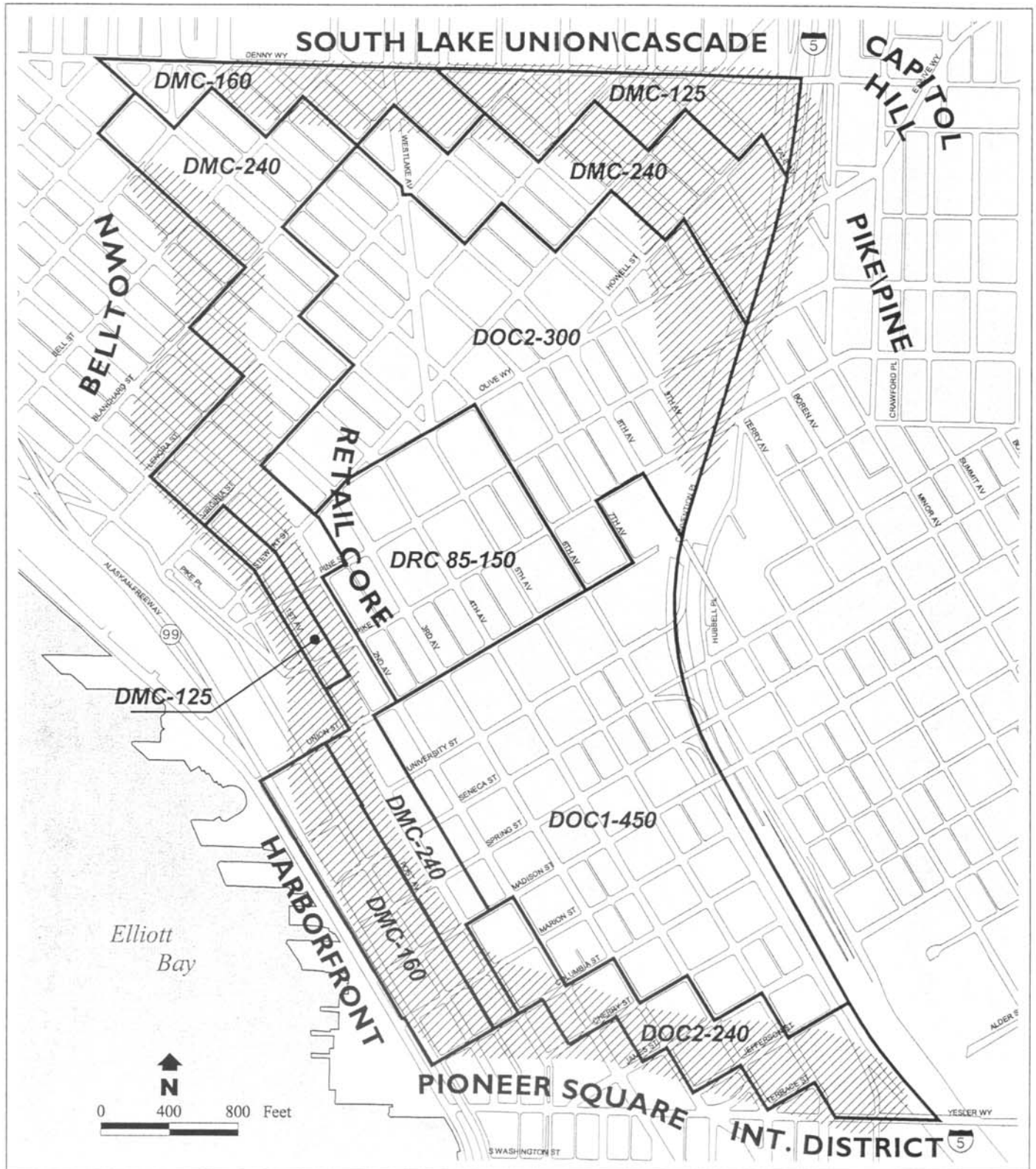
Alternative 1

Alternative 1 would introduce several changes to the scale relationship established by Downtown zoning in 1985 to implement the original Downtown Plan. This alternative would result in the most abrupt changes in height, bulk and scale along edges where the study area abuts less-intensive Downtown zones and adjacent neighborhoods, as described below:

Pike/Pine edge. With the proposed increases, a maximum height limit of 400 feet and commercial density limit of 14 FAR would apply in the current DOC 2 300' zone adjacent to the Pike/Pine area. Height and commercial density limits in the DMC 240' zone would also be increased to 340 feet and 10 FAR. Development built to these limits would contrast with the intensity of development allowed in adjacent Pike/Pine zones. Pike/Pine is a commercial area with a residential overlay and height limits of 85 and 65 feet, with a maximum density limit of 2 FAR for commercial use. The higher elevation of Capitol Hill and the I-5 right-of-way do, however, help provide some separation between the two areas. Also, most of the area of the DMC 240' zone facing Pike/Pine is already occupied by the Metropolitan Park towers, which are in the 240-foot height range.

South Lake Union (Denny Way) edge. Maximum heights ranging from 225 feet to 260 feet and a density limit of 10 FAR for commercial use would apply to properties in the DMC zones along Denny Way. In the commercial zones of South Lake Union north of Denny Way, maximum height limits are 125 feet and the maximum commercial density limit is 5 FAR.

Belltown edges. A maximum height of 312 feet and a commercial density limit of 10 FAR would apply in the DMC zone along the eastern and southern edges of the Belltown residential zone, where height limits range from 125 feet to 240 feet for residential projects and 65 feet to 125 feet for commercial projects, and commercial density limits range from 1 FAR to 5 FAR. Existing Belltown development that is larger than current height/density limits would offset to some degree the potential contrasts in development scale along the edge of the DMC zone. Allowing higher-density commercial development, however, could make the transition in activity between the two areas more abrupt.



SENSITIVE TRANSITION AREAS

FIGURE I-1

Areas separating more intensive downtown zones from less intensive neighborhoods

Strategic Planning Office
City of Seattle
May 20, 2002

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Pioneer Square/International District Special Review District edge. The DOC 2 zone immediately north of the Pioneer Square and International District Special Review Districts would have a height limit of 312 feet and maximum commercial density limit of 13 FAR. Height limits in the abutting districts range from 100 to 150 feet, with the exception of the Smith Tower parcel, which has a height limit of 245 feet. In Pioneer Square, the 100-foot height limit represents a maximum; the height of new development on a specific site is actually determined in relation to the height of existing, adjacent buildings. Existing development in the districts, often in the four to six-story range, is generally lower than the maximum height limit, although taller structures, like the Frye Apartments and the Smith Tower, are located on the northern edge. Permitted commercial densities range from 2 FAR to the maximum floor area that can be accommodated within the building envelopes prescribed by the Districts' regulations. While Alternative 1 would allow larger, more intensive development along this edge, few development sites remain, so significant adverse transition impacts are not expected.

Western edge of Commercial Core. The area west of 2nd Avenue from the Pike Place Market on the north to Pioneer Square on the south provides for a "stepping down" of development height and density from the office core to the harborfront. The current height limits of 125, 160, and 240 feet would be increased to 165, 208 and 312 feet, respectively, and the commercial density limit of 7 FAR would be increased to 10 FAR. Even with the increased height limits, the "stepping down" pattern from the core westward would be retained. However, increasing heights from 160 feet to 208 feet would create a more abrupt edge in the area abutting the harborfront, including the Historic Character Area, where the height limit is 45 feet. For most of the area, the high density limits relative to height limits would result in bulky structures. However, the required upper-level setbacks along view corridors that would apply to most potential redevelopment sites may help offset the perception of increased height and bulk.

Retail Core. Heights in the DOC 2 zone along the northern and eastern edges of the retail core would be increased from 300 feet to 400 feet, and the maximum density limit would be raised from 10 FAR to 14 FAR. Sites on the edges of the retail core for the most part have been developed in the recent past and conditions are not likely to change significantly under proposed changes. In the DMC zones along the western edge, increasing density from 7 FAR to 10 FAR and increasing height in the DMC 240' zone to 312 feet and the DMC 125' zone to 165 feet would allow more intensive development in the area separating the retail core from the Pike Place Market, where a more gradual transition may be appropriate.

Alternative 2

Alternative 2 would for the most part retain the current height, bulk and scale relationship established by existing zoning along the following edges of the study area:

Pike/Pine edge. Conditions would be the same as those described under Alternative 1 for the height and density increases in the DOC 2 zone adjacent to Pike/Pine. Also, due to no proposed changes in the DMC zone adjacent to Pike/Pine under Alternative 2, transition conditions would remain the same.

South Lake Union (Denny Way) edge. Due to no proposed changes in the DMC zone adjacent to Denny Way under Alternative 2, there would be no change in transitions. Height increases would still be possible using the TDC program.

Belltown edges. Due to no proposed changes in the Belltown DMC zones under Alternative 2, there would be no change in transitions to other Belltown zones.

Pioneer Square/International District Special Review District edge. In this area, transitions under Alternative 2 would be the same as under Alternative 1.

Western edge of Commercial Core. Due to no proposed changes in the DMC zones in this vicinity, there would be no change in transitions, and the same “stepping down” of height and density from the office core to the harborfront would occur.

Retail Core. Transitions along the northern and eastern edges of the retail core would be slightly less changed under Alternative 2, due to a slightly lower density change (3 FAR increase rather than 4). Transitions along the southern edge would be the same as under Alternative 1. Due to no proposed changes along the western edge, there would be no change in transitions between the retail core and Pike Place Market.

Alternative 3

Alternative 3 would for the most part retain the height, bulk and scale relationship established by current zoning along the following edges abutting less-intensive Downtown zones and neighborhoods adjacent to Downtown:

Pike/Pine edge. Transitions would be comparable to conditions allowed by current zoning. Height increases would still be possible through the TDC program. While less abrupt than under Alternative 1, there would still be a significant contrast with the development intensity allowed in adjacent Pike/Pine zones. Additional bulk controls proposed for DMC zones further west along Denny Way may help enhance the transition with Downtown from Pike/Pine and Capitol Hill.

South Lake Union (Denny Way) edge. Current height limits ranging from 125 feet to 160 feet would be retained in the zones along Denny Way proposed for a more residential-oriented classification. However, the maximum commercial density limit would be reduced from 7 FAR to 5 FAR, and taller structures would be subject to additional bulk limits. Height increases would still be possible through the TDC program. These changes are likely to promote a more gradual transition with the abutting commercial zones of South Lake Union north of Denny Way, where maximum height limits are 125 feet and the maximum commercial density limit is also 5 FAR.

Belltown edges. The residential-oriented zoning that applies in Belltown would be extended one to two blocks south into the study area where the current zoning is DMC 240. The maximum height limit of 240 feet would be retained, but additional bulk limits would apply to tower structures, and the commercial density limit would be reduced from 7 FAR to 5 FAR. Much of the eastern and southern edges of this new zone would directly abut the DOC 2 zone, removing the transition the existing DMC zone provides between the office core and the less intensive residential zones of Belltown. The additional controls on bulk should enhance the transition in the physical scale of development moving west from the high-density areas of the Denny Triangle toward the shoreline.

Pioneer Square/International District Special Review District edge. In this area, transitions under Alternative 3 would be the same as under Alternative 1.

Western edge of Commercial Core. Even with proposed changes to the DMC zone that could encourage denser mixed-use projects under Alternative 3, the area west of 2nd Avenue stretching from the Pike Place Market on the north to Pioneer Square on the south would continue to accommodate the “stepping down” of development height and density from the office core to the harborfront. Requiring a minimum amount of residential use in projects fully developed to the maximum commercial density of 7 FAR could promote bulkier development than might otherwise occur in Alternatives 2 or 4, where the maximum density limit for commercial-only development is the same, but there is no additional requirement to include housing in projects exceeding the commercial base FAR.

Retail Core. Heights in the DOC 2 zone along the eastern edge of the retail core would be increased from 300 feet to 400 feet, and the maximum density limit would be raised from 10 FAR to 13 FAR. These changes aren't expected to have any significant impact on transition conditions because of limited opportunities for redevelopment, at least in the near future. The existing 300-foot height limit

and 10 FAR commercial density limit would be retained in the DOC 2 zone along the northern edge of the retail core. Along the southern edge, the increase in the DOC 1 zone would be the same as under Alternatives 1 and 2. On the western edge, there would be no change to the height and density limits of the DMC 240' and DMC 125' zones, which would retain the existing zoning transition between the retail core and Pike Place Market.

Alternative 4

Alternative 4 reflects the existing transition relationship established under current zoning. The overall pattern of building heights stepping down from the core and the desired gradation in the intensity of development reflected in the zoning implementing current Downtown policies would be maintained. Alternatives 2, 3 and 4 would result in lower development height and density than Alternative 1 along most edges separating Downtown from abutting neighborhoods.